



**Juniper Avenue, Halifax, HX4 8EY**  
**£300,000**

**E&H** Edkins Holmes  
ESTATE AGENTS

Built in 2024 by the well-regarded Erris Homes, this beautifully presented three bedroom semi-detached property offers stylish, contemporary living in a sought-after residential development in Greetland. Finished to an excellent standard throughout, the home is ideal for first-time buyers, young families or those simply looking for a modern property ready to move straight into.

The accommodation comprises an entrance hallway, cloakroom, an elegant lounge featuring a contemporary media wall and attractive wall panelling, and a superb dining kitchen with modern fitted units and ample space for family dining and entertaining. To the first floor, the principal bedroom benefits from fitted wardrobes and a stylish en-suite shower room, whilst two further bedrooms are served by a modern family bathroom.

Externally, the property enjoys a well proportioned rear garden with an elevated decked seating area, perfect for outdoor dining, leading down to a generous lawn. To the side is a tandem driveway providing off-road parking for two vehicles.

Situated in the ever-popular village of Greetland, the property is conveniently placed for a range of local amenities, highly regarded schools and scenic countryside walks. Excellent transport links provide easy access to Halifax, Huddersfield and the M62 motorway network, making this an ideal location for commuters.



### Entrance Hall

Radiator. UPVC double glazed window to side elevation. Composite door to front elevation.

### Cloakroom

Wash hand basin. Low flush W.C. Radiator. UPVC double glazed window to front elevation.

### Lounge 15'9" x 10'11" (4.814 x 3.347)

Media wall with electric fire, shelving and cupboards. Wall panelling. Radiator. UPVC double glazed window with shutters, to front elevation.

### Dining Kitchen 10'5" x 14'10" (3.176 x 4.544)

Fitted kitchen with wall and base units. Composite one and a half bowl sink. Tiled splash backs. Eye level electric oven. Gas hob. Stainless steel cooker hood. Plumbing for washing machine. Integrated dishwasher. Integrated fridge / freezer. Understairs cupboard. Radiator. UPVC double glazed window to rear elevation. UPVC double glazed French doors to rear elevation.

### Landing

Stairs leading from Entrance Hall. Loft access. Cupboard housing boiler. UPVC double glazed window to side elevation.

### Bedroom One 9'9" x 14'9" into recess (2.975 x 4.496 into recess)

Radiator. UPVC double glazed window to front elevation.

### En-Suite

Wash hand basin. Low flush W.C. Shower cubicle. Chrome towel radiator. Extractor fan. UPVC double glazed window to side elevation.

### Bedroom Two 10'5" x 8'1" (3.181 x 2.464)

Double bedroom currently utilised as a dressing room. Fitted wardrobes. Dressing table and concealed desk. Radiator. UPVC double glazed window to rear elevation.

### Bedroom Three 6'7" x 6'8" (2.014 x 2.043)

Radiator. UPVC double glazed window to rear elevation.

### Bathroom

Wash hand basin. Low flush W.C. Bath with mixer taps and shower over. Partially tiled. Chrome towel radiator. Extractor fan.

### Parking

Tandem driveway with parking for two cars.

### Front Garden

Open lawn.

### Rear Garden

Elevated decking with steps leading to lawn garden.

### Council Tax Band

C

### Location

To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is:  
herb.rewarding.brands

### Disclaimer

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